

# **Executive Summary**

## **Executive Summary**

### **1. Introduction**

The Consolidated Plan is a requirement of the U. S. Department of Housing and Urban Development (HUD) related to the City of Everett's receipt of Community Development Block Grant (CDBG) funds. The City is a part of the Snohomish County HOME Consortium. HUD requires entitlement cities, such as Everett, to submit their Consolidated Plan information as a part of the lead agency's Consolidated Plan, in this case Snohomish County. The City has about one million dollars each year in CDBG and other federal and local funds to invest in projects and programs that principally benefit low- and moderate-income people. The Consolidated plan consists of a Strategic Plan covering a five-year period, and an annual action plan during each of those five years.

The Strategic Plan brings needs and resources together in a coordinated strategy to meet housing, community development, and non-urgent needs. Developed at the commencement of each five-year Consolidated Plan term, the strategic plan serves as a guide for developing the Annual Action Plans.

### **2. Summary of citizen participation process and consultation process**

The Citizen's Committee for Housing and Community Development reviewed proposals for the expenditure of the City of Everett's Community Development Block Grant program. Public hearings were held on November 12, 2014, November 18, 2014, November 19, 2014 and November 20, 2014 at various locations for needs assessment. The deadline for grant applications was December 22, 2014. The Committee studied each proposal and interviewed each proponent. Four meetings and eight hours of interviews took place, concluding on February 25, 2015. Another meeting and public hearing was held on March 4, 2015 for comments concerning the Committee's recommendation to City Council. The Committee spent additional hours at home reviewing the proposals for spending.

The City's 2015 Community Development Block Grant is \$834,904 which is about a 0.3% reduction from the \$837,407 received in 2014. The Committee recommends funding public services at the maximum allowed by HUD, fifteen percent of the grant. Fifteen percent of \$834,904 is \$125,236. The Committee recommends using the remaining 85% of the 2014 CDBG award, \$709,668 for eligible non-public service projects.

The Annual Action Plan and the Consolidated Plan was available for public comment for 30 days commencing March 24, 2015 and ending on April 24, 2015.

City Council held a Public hearing on May 6, 2015 before approving the Consolidated Plan and application to HUD for CDBG funding.

## 5. Summary of public comments

One letter was received by the City of Everett. It was from the Snohomish County Health District regarding indoor smoking policies in publicly funded projects that protects residents and employees from second hand smoke. City Council asked the Planning and Community Development Department to provide more information about such a policy.

Other comments directed to the overall Snohomish County Consolidated Plan are included in the County's portion of this Plan.



Administration Division

April 15, 2015

City of Everett  
Ross Johnson  
Department of Planning and Community Development  
2930 Wetmore Avenue  
Suite 8A  
Everett, Washington 98201

Re: Proposed 2015-2019 Consolidated Plan and 2015 Action Plan

To the City Council:

The Snohomish Health District urges the Everett City Council to require that an agency seeking money for projects funded by grants from U. S. Department of Housing and Urban Development (HUD) or other public funding sources assure that proposed projects have a no-smoking indoors policy in place to protect their employees from secondhand smoke exposure.

HUD issued a directive in 2009 that strongly encouraged Public Housing Authorities (PHA's) to implement smoke-free policies in some or all of their housing units. This same directive was reissued by HUD in May 2012, to protect the residents of PHA's from involuntarily inhaling secondhand tobacco smoke which "can cause or worsen adverse health effects, including cancer, respiratory infections and asthma." HUD also noted that the U.S. Environmental Protection Agency (EPA) states that "secondhand smoke exposure causes disease and premature death in children and adults who do not smoke."

In addition, the HUD directive noted that a no-smoking indoors policy also lowered the incidence of fires, immediately afforded improved indoor air quality without additional retrofit costs, and could yield significant saving in repairs and maintenance. Since many of the applications for HUD funds for projects in Everett are often for such maintenance and repairs, a no-smoking indoors policy not only supports better health for all housing residents, but it protects the health of workers who are performing those services. The 2012 directive can be accessed at <http://portal.hud.gov/hudportal/documents/huddoc?id=12-25pihn.pdf>

In short, the Snohomish Health District asks that the City of Everett honor the spirit of the HUD directive by requiring agencies that are applying for grants for publically funded housing and maintenance projects assure that a no-smoking indoors policy is in place for those projects before funds are allocated, thereby supporting the goal of assuring that all residents and employees can live healthy smoke-free lives. It is the most judicious use of taxpayer funds.

Respectfully,

Gary Goldbaum, MD, MPH  
Health Officer & Director

3020 Rucker Avenue, Suite 306 ■ Everett, WA 98201-3900 ■ tel: 425.339.5210 ■ fax: 425.339.5263

### Health District Comment Letter



## The Process

### Lead & Responsible Agencies

**1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source**

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	EVERETT	Planning and Community Development

**Table 1– Responsible Agencies**

### Narrative

#### Consolidated Plan Public Contact Information

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## Consultation

### 1. Introduction

As part of this Consolidated Plan development, the City consulted and coordinated with nonprofit agencies, affordable housing providers, Housing Authorities, and government agencies. These actions are summarized in the Executive Summary and Citizen Participation sections of the Consolidated Plan.

#### **Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies**

The public and low-income housing providers, as well as the governmental planning, health, mental health and service agencies, have close working relationships in Everett and Snohomish County. Snohomish County Human Services Department is the lead agency for homeless housing and behavioral health activities in our community. The City consults regularly with the local Continuum of Care. The City also consults regularly with the Everett Housing Authority and the Housing Authority of Snohomish County.

#### **Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness**

City of Everett staff sits on the board of The Partnership to End Homelessness, which informs Snohomish County's Continuum of Care process. City staff also regularly attends Housing Policy Task Force meetings. Everett sponsors and participates in the planning of the annual Snohomish County Project Homeless Connect event. In addition the City of Everett has initiated the Streets Initiative, which aims to address chronic homelessness in the City of Everett.

#### **Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS**

As part of the HOME Consortium with Snohomish County, City of Everett staff participated in the County's process to establish a Continuum of Care strategy. City staff sits on: the County's Partnership to End Homelessness Continuum of Care Board, Housing Policy Task Force, Executive Committee for Project Homeless Connect, and the Everett and Snohomish County Housing Consortium Board. City of Everett staff also sits on the Rating and Ranking Committee for Snohomish County's Continuum of Care program.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

**Table 2– Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	COMMUNITY HEALTH CENTER OF SNOHOMISH COUNTY
	<b>Agency/Group/Organization Type</b>	Services-homeless Services-Health Health Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Community Health Center was consulted through both survey and public hearing. Health care access, including oral and mental/behavioral health, for all residents.
2	<b>Agency/Group/Organization</b>	CAMP FIRE OF SNOHOMISH COUNTY
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Camp Fire of Snohomish County was consulted by survey. They are interested in expanded recreational and educational opportunities for children.
3	<b>Agency/Group/Organization</b>	American Red Cross
	<b>Agency/Group/Organization Type</b>	Services-homeless Services-Health Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Emergency Housing
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Red Cross was consulted by survey.

4	<b>Agency/Group/Organization</b>	Parkview Services
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Parkview was consulted by survey. Parkview would like to see the City invest in homeownership and homebuyer education for persons with disabilities.
5	<b>Agency/Group/Organization</b>	BOYS AND GIRLS CLUB OF SNOHOMISH COUNTY
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Boys and Girls Clubs of Snohomish County were consulted by survey. They are interested in increased services for families with children.
6	<b>Agency/Group/Organization</b>	Snohomish County Legal Services
	<b>Agency/Group/Organization Type</b>	Services - Housing Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Snohomish County Legal Services was consulted by survey. Making certain that both families and chronically homeless individuals have access to housing.
7	<b>Agency/Group/Organization</b>	DOMESTIC VIOLENCE SERVICES
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	DVS was consulted by survey. Domestic violence, elder abuse, ad teen healthy relationship education are areas DVS would like to see addressed in the Consolidated Plan.
8	<b>Agency/Group/Organization</b>	Providence Hospice & Home Care Foundation
	<b>Agency/Group/Organization Type</b>	Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Hospice Services
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Providence was consulted by survey. They feel that single moms who make less than livable wages yet just above perceived poverty levels making any sort of assistance for their families just out of reach, and the senior population should be areas of emphasis in the Con-Plan.
9	<b>Agency/Group/Organization</b>	ARC OF SNOHOMISH COUNTY
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	ARC was consulted by survey.
10	<b>Agency/Group/Organization</b>	Work Force Development Center
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Work Force Development Center was consulted by survey. They would like the Consolidated Plan to address high school juniors and seniors with a diagnosed learning disability, economically disadvantaged or who face some other impediment to success.



11	<b>Agency/Group/Organization</b>	Habitat for Humanity of Snohomish County
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Habitat was consulted by survey. They would like to see the Consolidated Plan to address multi-family homeownership programs.
12	<b>Agency/Group/Organization</b>	INTERFAITH ASSOCIATION OF SNOHOMISH COUNTY
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Interfaith was consulted by survey. They would like the Con-Plan to address case management and other services that critically impact a family's or individual's ability to become and remain stable.
13	<b>Agency/Group/Organization</b>	Riverside Neighborhood
	<b>Agency/Group/Organization Type</b>	Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Neighborhood Organization
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Riverside Neighborhood was consulted by survey.
14	<b>Agency/Group/Organization</b>	CATHOLIC COMMUNITY SERVICES
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	CCS was consulted by survey.
15	<b>Agency/Group/Organization</b>	SENIOR SERVICES OF SNOHOMISH COUNTY
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Senior Services was consulted by survey. They would like the Con-Plan to address more "short term" emergency senior housing. Generally, subsidized housing units require a 2-4 year wait. Low rent units, although typically at higher rent levels, also require a wait between 6-12 months. We have very few resources for those who find themselves needing affordable housing on an urgent basis. They also consider single family housing rehabilitation a priority.
16	<b>Agency/Group/Organization</b>	VOLUNTEERS OF AMERICA
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Employment Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	VOA Dispute Resolution Center was consulted by survey. They would like the Consolidated Plan to address youth education with respect to housing.

17	<b>Agency/Group/Organization</b>	ASSISTANCE LEAGUE OF EVERETT
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Assistance League was consulted by survey. They would like the City to focus on services for families with children and homeless youth.
18	<b>Agency/Group/Organization</b>	ChildStrive
	<b>Agency/Group/Organization Type</b>	Services-Children Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	ChildStrive was consulted by survey. Affordable housing and transitional (or rapid rehousing) and public facilities funding to improve facilities serving low-income are priorities.
19	<b>Agency/Group/Organization</b>	Schack Arts Center
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Schack Arts Center was consulted using a survey.
20	<b>Agency/Group/Organization</b>	FRIENDS OF YOUTH
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy

<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Friends of Youth was consulted by survey.
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**Identify any Agency Types not consulted and provide rationale for not consulting**

The City of Everett contacted all local agencies who have received funding from the city in the past. City staff provided opportunities for others at public hearings and was available for comments during the Consolidated Plan development process.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Snohomish County	

**Table 3– Other local / regional / federal planning efforts**

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan**

The primary local government coordination is with Snohomish County. Snohomish County's Human Services Department provides the lead role in addressing the local plan to end homelessness, addresses behavioral health issues, and is the lead to address the affordable housing and other special needs in our community. Everett has also consulted with the City of Marysville and the Housing Authorities of Everett and Snohomish County.

## **PR-15 Citizen Participation - 91.401, 91.105, 91.200(c)**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting**

Citizen participation efforts included direct outreach to organizations and stakeholder groups, public notices.

## Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Non-targeted/broad community	November 12, 2014. 5:00 PM at Marysville City Council Chamber. In Attendance: Amy Hess (Marysville), Chris Holland (Marysville), Ross Johnson (Everett), Chris Neblett (EHA), Janinna Attick (HASCO), Jackie Anderson (Sno Cty), Sue Tracy (Sno Cty), Steve Yago (EHA), Rob Toyer (Marysville City Council) Peter Condyles (Youth Rep Marysville CAC), Michelle Rutherford (Marysville-Tulalip Salvation Army), Jason Malloy (Everett CHIP and Marysville resident).	Two people provided comments: The first concerned gaps in service, particularly a lack of transitional housing. The second was to urge continued funding for housing rehabilitation.		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Hearing	Non-targeted/broad community	November 18, 2014. 5:30 PM. Everett Station - Weyerhaeuser Room. In attendance: Dave Koenig (Everett), Ross Johnson (Everett), Amy Hess (Marysville), Janinna Attick (HASCO), Ashley Lommers-Johnson (EHA), Chris Neblett (EHA), Steve Yago (EHA)Chris Neblett (EHA), Wendy Westby (EHA), Jackie Anderson (Sno Cty), Sue Tracy (Sno Cty), Harriet Majors (Everett resident), Judy Romaneschi (Saint Vincent de Paul), Karen Hart Cordell (Saint Vincent de Paul), Dale Miller (Senior Services), Nancy Morris (Everett resident), Mark Smith (HCESC), Deb Richards (Everett resident), Greg Ellis (Everett resident)	Ten people commented: 1) An Everett resident expressed concern about an increase in crime related to homelessness, drug use, and prostitution in downtown Everett. 2) A resident of Jackson House, a HASCO property, was concerned about increased rent. 3) Another resident of Jackson House was concerned about lack of input on changes being made at her building. 4) A Snohomish County resident spoke in favor of sustainable planning practices in zoning codes. 5) The Executive Director of the local housing consortium talked about		

Consolidated Plan

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Hearing	Non-targeted/broad community	November 19, 2015. 6:30 PM. Monroe Fire Department. In attendance: Ross Johnson (Everett), Janinna Attick (HASCO), Mary Jane Brell Vujovic (Sno Cty), Sue Tracy (Sno Cty), Dee White (Sno Cty), Lynn Bloss (Monroe resident), Jim Bloss (Monroe resident)	One Snohomish County resident commented: He urged continued support for Housing Hope's efforts in outlying areas of the County. He commented that mentally ill or co-occurring disordered folks living on the streets are just hugely vulnerable and we need to get them off the streets somehow.		



Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Public Meeting	Residents of Public and Assisted Housing	January 8, 2015. The meeting was held at the Everett Housing Authority. Four members of the Resident Advisory Board (RAB) were present and two EHA staff members.	Comments included: Bring back the Book Mobile, More street lighting at Gibson Road - Pacific Place - Very Dark, More Homeless off street, especially more younger moms with kids in Baker Heights and North Broadway areas, Would like to see vacant buildings in town used for shelters. Maybe purchased for shelters, Feeding programs appreciated, Would like to see more collaboration between the City and EHA.		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Public Meeting	Non-targeted/broad community	On February 4, 2015 the Citizens Advisory Committee for housing and Community Development held the first of four meetings to hear from applicants.	The Committee heard from: Advocates for the Rights of Citizens, Camp Fire, Community Health Center, Assistance League, Catholic Community Services, Schack Arts Center, Volunteers of America, and the City of Everett.		
6	Public Meeting	Residents of Public and Assisted Housing	On February 11, 2015 the Citizens Advisory Committee for housing and Community Development held the first of four meetings to hear from applicants.	The Committee heard from: Snohomish County Legal Services, Senior Services (three programs), Hand in Hand, and the City of Everett for CDBG Administration.		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
7	Public Meeting	Non-targeted/broad community	On February 18, 2015 the Citizens Advisory Committee for housing and Community Development held the first of four meetings to hear from applicants.	The Committee heard from: Parkview Services, the Riverside Neighborhood, Interfaith Family Shelter, Domestic Violence Services, Housing Hope (two programs), Senior Services, and ChildStrive.		
8	Public Meeting	Non-targeted/broad community	On February 25, 2015 the Citizens Advisory Committee for housing and Community Development held the first of four meetings to hear from applicants.	The Committee heard from: Cocoon House (two programs), Everett Family YMCA, the Boys and Girls Club (two programs), Habitat for Humanity, and the Community Housing Improvement Program.		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
9	Public Hearing	Non-targeted/broad community	On March 4, 2015 the Citizens Advisory Committee for Housing and Community Development held a public hearing to recommend a spending plan to Everett City Council.	All but four applicants were funded.	Of the four programs not funded three were youth programs that the Committee felt it could not fund in light of other applications for more basic needs. The fourth application not funded was an acquisition and rehabilitation of housing. The Committee felt the applicant did not have the organizational capacity to accomplish the activity in a timely fashion.	
10	Public Hearing	Non-targeted/broad community	Everett City Council held a public hearing on May 6, 2015 and approved the 2015-2019 Consolidated Plan and 2015 Action Plan.	None		

**Table 4– Citizen Participation Outreach**

## Needs Assessment

## **Non-Housing Community Development Needs**

### **Describe the jurisdiction's need for Public Facilities:**

The City anticipates that funding will be needed for the development or rehabilitation of public facilities that house service programs for the elderly, children and youth, homeless, or special needs populations.

### **How were these needs determined?**

The organizations serving economically disadvantaged, elderly, and disabled populations were surveyed. In addition, public hearings were held in conjunction with Snohomish County, Everett Housing Authority, and the Housing Authority of Snohomish County to determine housing and non-housing needs in the City and County.

### **Describe the jurisdiction's need for Public Improvements:**

Within the City of Everett public improvements are needed in lower income neighborhoods include sidewalk repair and replacement, improved lighting and paving, street trees, park improvements, and traffic control improvements.

### **How were these needs determined?**

The City of Everett has surveyed low-income neighborhoods many times over the years. Neighborhood leaders of recognized neighborhoods were included in a general survey of needs for this document.

### **Describe the jurisdiction's need for Public Services:**

The City of Everett has historically taken a supportive role related to the public services delivery system.

The City of Everett has allocated 15% of its CDBG grant for public services to fund a broad range of human service programs. Human service needs exist across a broad range including: programs to increase the independence of the elderly; affordable health care and employment assistance for the disabled; psychiatric services for the mentally ill and facilities for mentally ill children; services to support independent living for those with developmental disabilities; substance abuse treatment programs; and, support services for children who are victims of domestic violence. Unemployed and underemployed residents need access to education, job training. There is a need to attract employers who offer living wage jobs and to work with those employers to help train and hire lower-income

residents of the community. Programs to improve access to adequately paid employment by women, minorities, and handicapped individuals are needed.

### **How were these needs determined?**

The organizations serving economically disadvantaged, elderly, and disabled populations were surveyed. In addition, public hearings were held in conjunction with Snohomish County, Everett Housing Authority, and the Housing Authority of Snohomish County to determine housing and non-housing needs in the City and County.

# Housing Market Analysis

## Overview

### Housing Market Analysis Overview:

Housing Market Analysis Overview:

Since 1980, the City of Everett has experienced significant growth. At that time, the population of Everett was 54,413. It has since increased 92.8% to 104,900 as of April 2014. New housing units and population growth have increased near the same rate in recent years. Between 2000 and 2010, Everett's population grew by 12.6%, while housing units increased 13.9%; a ratio of people per housing unit of 2.35 persons per household. Recent growth indicates the continuation of that trend, with an estimated 45,284 total housing units in Everett as of 2014, the people per housing unit has dropped to 2.32.

The overall mix of Everett's housing stock has slowly become more multi-family since 1990. From 1990 to 2010 there were 28.71% more multifamily units built than single family units. The percentage of single family units and mobile homes in relation to the total number of housing units decreased 2.19% and 1.2% respectively, whereas the percentage of multifamily units increased 3.39%.

The proportion of occupied housing in Everett that is owner occupied has remained relatively constant at 45% from 2000 to 2013. There is considerable variation in the proportion of ownership throughout the city with percentages greater than 87% located in census tract 416.05. Census tracts 416.01, 414, 412.01, and 413.04 had approximately 69% to 87% of housing units owner occupied. Percentages of renter occupied units greater than 73% were located in census tract 402, 407, 419.05, 419.04, and 417.01.

Renter occupied housing is predominately within units with 2 or fewer bedrooms (81%). Conversely, owner-occupied housing is overwhelmingly in housing units with 3+ bedrooms (71%). 60% of owner occupied units were built before 1980, compared to 47% of renter occupied units.

Median household income has not kept pace with rising housing costs. The median value of homes sold between 2000 and 2013 increased 47%, and the average rent during that time increased 34%. Meanwhile, median household income increased by just 18% during that same time period.

Vacancy rate measures the demand for housing compared with the supply. A 5% vacancy rate indicates a market where supply and demand are in balance. When vacancy rates are lower, the housing market is "tight." Renters have difficulty finding an available unit in a tight market and rents are likely to increase. Vacancy rates below 4% tend to indicate a tight housing market with a demand for more units to be built, rising rents and a lack of available housing units. As of June 2014, the vacancy rate for Everett was at an historic low of 2.6%. Year end 2013 the vacancy was 3.9%. The rent change from year end 2013 to mid-year 2014 was estimated at an increase of 8.1%.



## Number of Housing Units

### Introduction

48% of Everett's housing stock is multiple family housing with two or more units, 49 % is single family (detached or attached) units, and the rest is mobile homes, boats, RV's or other types of housing units. 71% of the owner-occupied housing stock is in housing units with 3 or more bedrooms; however, only 19% of the rental stock is 3+ bedrooms. 36% of the rental stock is studio or 1-bedroom units.

### Cost of Housing

	Base Year: 2000	Most Recent Year: 2013	% Change
Median Home Value	161,700	237,600	47%
Median Contract Rent	620	833	34%

Data Source: 2000 Census, 2013 ACS 5 Year Data

### Rent Paid

Rent Paid	Number	%
Less than \$500	2,889	13%
\$500 to \$999	13,859	60%
\$1,000 to \$1,499	5,177	23%
\$1,500 to \$1,999	746	3%
\$2,000 or more	285	1%
Total:	22,956	100%

Data Source: 2013 ACS 5 Year Data

### Housing Affordability

Units affordable to Households earning a % HUD area median family income (HAMFI)	Renter	Owner
30% HAMFI	1,260	6,150
50% HAMFI	1,635	4,795
80% HAMFI	3,040	4,370
100% HAMFI	12,745	6,750
Total	18,675	22,070

Data Source: CHAS, 2013 ACS 5 Year Data

### Tables

**Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.**

There are 7,423 affordable housing units assisted by federal, state and local programs in Everett. Of these, 3,926 assist extremely low income households, 1,816 assist very low income households, 1,677 assist low income households, and 4 assist moderate income households. There are 4,512 units of permanent subsidized housing with a range of rental assistance sources including 2,885 Section 8 Housing Choice Vouchers, 461 Section 8 Project-Based Vouchers, 235 Section 202 Supportive Housing for the Elderly Rental Assistance, and 72 HUD Supportive Housing units.

**Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

The City does not anticipate any affordable housing to be lost in the near future, however a review of the inventory of this housing with the status of their affordability time frame is recommended. Most housing projects that target specific extremely low to low income households are owned or managed by nonprofit housing developers, including Everett Housing Authority (EHA) and the Housing Authority of Snohomish County (HASCO). There are approximately 319 units of Tax Credit for profit projects that are privately held, and could be lost if their affordability does not continue after the regulatory compliance period ends.

**Does the availability of housing units meet the needs of the population?**

As of 2012, the variety and number of housing units meets the needs of the population with low to moderate and higher income. 46% of Everett's households have very low to extremely low income, and approximately 80% of them are cost burdened. EHA estimates a wait list of approximately 5,600 with some duplication. With a point in time homeless count of 119 chronic homeless adults and 33 unaccompanied youth, the City cannot say there is adequate availability of housing units to meet all the needs of our population.

**Describe the need for specific types of housing:**

There are many specific types of housing that are needed in the community. Housing for the homeless, with supportive services, is a high priority. With an aging population that is projected to compromise approximately a quarter of the population in the next 20 years, additional housing for the elderly is needed. Rental housing for families (3+bedrooms) is also needed. The preservation of existing housing by rehabilitation of both owner-occupied and rental units is important to stabilize and improve an older housing stock.

## Discussion

With the City projected to increase its population from 36% to 57% within the next 20 years, and with a significantly higher percentage of expected elderly, there is need for additional affordable housing supply to meet projected needs. The majority of this housing need is expected to be in multi-family rental housing to serve low income households and below. Targeted populations include the homeless, special needs and the elderly. Everett has a greater percentage of older housing stock than the rest of Snohomish County so there is the need to have a strong rehabilitation program for all types of housing.

## Housing Market Analysis: Cost of Housing

### Introduction

Over the past decade, income has not kept pace with housing costs, particularly owner-occupied housing. Between 2000 and 2013, the median value of homes increased from \$161,100 to \$237,600, a 47% increase from 2000-2010. Rents increased at a more moderate level, increasing 34% during the same time period. Incomes during this same time period increased just 18% for households.

#### Cost of Housing

	Base Year: 2000	Most Recent Year: 2013	% Change
Median Home Value	161,700	237,600	47%
Median Contract Rent	620	833	34%

Data Source: 2000 Census, 2013 ACS 5 Year Data

#### Rent Paid

Rent Paid	Number	%
Less than \$500	2,889	13%
\$500 to \$999	13,859	60%
\$1,000 to \$1,499	5,177	23%
\$1,500 to \$1,999	746	3%
\$2,000 or more	285	1%
Total:	22,956	100%

Data Source: 2013 ACS 5 Year Data

#### Housing Affordability

Units affordable to Households earning a % HUD area median family income (HAMFI)	Renter	Owner
30% HAMFI	1,260	6,150
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80% HAMFI	3,040	4,370
100% HAMFI	12,745	6,750
Total	18,675	22,070

Data Source: CHAS, 2013 ACS 5 Year Data

Table 2

**Monthly Rent**

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	771	913	1,123	1,655	1,989
High HOME Rent	791	923	1,128	1,458	1,606
Low HOME Rent	772	927	992	1,146	1,280

Data Source: 2014 HUD Data

**Table 3****Is there sufficient housing for households at all income levels?**

While there are a sufficient number of housing units for households, it is insufficient when considering affordability and housing cost burdens. As of 2012, there is generally a sufficient variety and number of housing for households with moderate incomes and higher.

In 2012, just over 80% of home sales were affordable for households with low income. This percentage is up from under 20% affordability in 2008. Fewer homes were affordable for very low income households, and approximately 9% were affordable for extremely low income households. As the economy continues to improve from the recent recession, it is expected a lower percentage of housing sales will be affordable for households with moderate and lower incomes.

For all rental housing units in Everett, 44% were affordable for low income households, 29% were affordable for very low income households, and 9 % were affordable for extremely low income households.

**How is affordability of housing likely to change considering changes to home values and/or rents?**

Single family home values increased 47% between 2000 and 2013; however, median prices decreased beginning in 2008/2009 until hitting a low point in 2013. The recent decreases went down over 33% depending on the neighborhood. Since 2013 we have seen increases in property values. Foreclosures hit some neighborhoods very hard when housing values went down and homes were worth less than people paid for them and unemployment rates increased. Rents have fluctuated, but have steadily increased while vacancy rates decreased. As the housing market rebounds, the cost for both rental and owner occupied housing is expected to rise. With the limited supply of affordable housing options, increasing rates of poverty, the widening disparity between income and housing increases, and higher number of cost burdened households, the need for quality affordable housing options will increase during this planning period. New development will mostly be multi-family units, and will be more expensive than existing older units which historically have been more affordable housing. Single-family

housing could become increasingly more expensive due to demand from decreasing percentages of units available and increasing population numbers.

**How do HOME rents/Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?**

FMR and HOME rents are comparable with units of smaller size, whereas with larger units of 3 and 4 bedrooms HOME rents are more affordable than FMR. FMR and HOME rents are higher than Area Median Rent for smaller studio and one bedroom units, but are comparable with 2 bedroom units. Area Median Rent is higher than HOME rents for larger units of 3 and 4 bedrooms, but more affordable than FMR. The City will continue to plan for additional affordable housing units even though federal and state assistance continues to decrease.

**Discussion**

Housing costs have risen faster than incomes in the past ten years, making housing less affordable in Everett. The significant reduction in the pace of new housing as a result of the recession will continue to put pressure on rent prices due to lower vacancy rates. While some households of moderate and higher income can choose to be cost burdened while not greatly affecting overall quality of life, cost burdened households with low to extremely low income have less financial resources to meet other basic needs (food, clothing, transportation, medical, etc.), less resources to properly maintain the housing structure, and are at greater risk for foreclosure or eviction

**Housing Market Analysis: Conditions of Housing**

**Introduction**

Everett has a housing stock that spans more than 120 years, and has a higher share of older homes than other cities in Snohomish County. 23% of the overall housing units were built before 1949 compared to 9% for the County. Despite the higher concentration of older homes, the age distribution for the City is relatively even. 19% were built between 1950 to 1969, 29% were built between 1970 to 1989, and 29% were built from 1990 to present. Housing units built before 1978 may have paint that contains lead. Lead from paint, chips, and dust can pose serious health hazards, particularly to children. Federal law governs this health hazard when using federal funds, and lead paint controls or abatement is now required for any project that uses federal funds. Age of housing is commonly used to estimate the risk of significant hazards in the home. With more than half the City's housing stock built before 1980, there are numerous homes with potential lead-based paint hazards. Routine maintenance is necessary to keep this older housing stock from becoming substandard. Conditions of units may be associated with incomplete kitchen facilities, incomplete plumbing facilities, overcrowding with more than one person per room, and cost burdened with more than 30% of income used for housing.

**Describe the jurisdiction’s definition for “substandard condition” and “substandard condition but suitable for rehabilitation”:**

“Standard Condition” is defined as a housing unit that has basic infrastructure, is structurally sound, provides safe and adequate shelter, in present condition provides for the health, safety and well being of the occupants, and meets HUD’s Section 8 Housing Quality Standards.

“Substandard Condition” is defined as a housing unit that does not have basic infrastructure, is not structurally sound, does not provide safe and adequate shelter, in present condition endangers the health, safety or well being of the occupants, and/or does not meet HUD’s Section 8 Housing Quality Standards.

“Substandard Condition but Suitable for Rehabilitation” is defined as a housing unit that, at a minimum, does not meet standard condition but that has basic infrastructure and can be brought up to standard condition.

**Condition of Units**

Condition of Units	Owner occupied:		Renter occupied:	
	Number	%	Number	%
With one selected condition	6,702	36%	10,929	48%
With two selected conditions	168	1%	865	4%
With three selected conditions	0	0%	80	0%
With four selected conditions	0	0%	0	0%
No selected conditions	11,694	63%	11,082	48%
Total:	18,564	100%	22,956	100%

Data Source: 2013 ACS 5 Year Data

**Table 4**

#### Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	2,233	12%	3,207	14%
1980 to 1999	5,233	28%	8,884	39%
1950 to 1979	5,920	32%	6,623	29%
Before 1950	5,178	28%	4,242	18%
<b>Total:</b>	<b>18,564</b>	<b>100%</b>	<b>22,956</b>	<b>100%</b>

Data Source: 2013 ACS 5 Year Data

#### Risk of Lead Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	11,098	60%	10,865	47%
Housing Units built before 1980 with children present	1,295	7%	2,134	9%

Data Source: 2013 ACS 5 Year Data, 2011 CHAS

#### Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	-	-	-
Abandoned Vacant Units	-	-	-
REO Properties	-	-	-
Abandoned REO Properties	-	-	-

Data Source: 2013 CHAS

**Table 5**

**Describe the need for owner and rental rehabilitation based on the condition of the jurisdiction's housing.**

The need for owner and rental rehabilitation is needed due to the older housing stock. Owner occupied units are generally in better condition than rental occupied units. About 37% of owner housing has 1 (or more) selected conditions, compared to about 52% of renter housing that has 1 (or more) selected conditions. There is the need to keep people in their homes because without their homes there is a strong possibility they would be homeless.

**Estimate the number of housing units within the jurisdiction that are occupied by low or moderate income families that contain lead based paint hazards. 91.205(e), 91.405**

There is no data specifically for lead based paint hazards, however, housing units built before 1978 may have paint that contains lead. Age of housing is commonly used to estimate the risk of significant hazards in the home. With approximately 53% of the City's housing stock built before 1980, there are numerous homes with potential lead-based paint hazards. According to the 2009 to 2013 American Community Survey for Everett, 11,098 or 60% of owner occupied housing units were built before 1980. 1,295 or 7 % of owner occupied housing units built before 1980 had children present. 10,865 renter occupied housing units or 47% were built before 1980. 2,134 or 9% of renter occupied housing units built before 1980 had children present.

**Discussion**

The existing housing stock in Everett is older and preservation and rehabilitation continues to be needed. The housing stock is generally in a condition that rehabilitation is both possible and financially feasible, although low income households may need financial assistance through federal and state funding.

**Public and Assisted Housing**

**Introduction**

Everett has 4,512 units of permanent subsidized housing with a range of rental assistance sources including Section 8 Housing Choice Vouchers (HCVs), Section 8 Project-Based Vouchers, HUD Section 202 Supportive Housing for the Elderly Rental Assistance, and HUD Public Housing. As of July 2014, there were 2,885 HCVs in use in Everett administered by the EHA. The HASCO owns one project in Everett – Jackson House and administers Section 8 Vouchers in Everett under agreement with the EHA.

The Housing Authority of the City of Everett will continue its efforts to ensure the long-term viability of its real estate assets over the next five years. As a first step towards that objective, in October 2014 three former Public Housing developments were converted to HUD's Rental Assistance Demonstration (RAD) program, an action that provided access to bonds and private financing for the renovation of those sites. EHA will continue to look for ways to reposition its viable assets, by utilizing the RAD program or other tax credit opportunities. EHA will also seek to replace its non-viable assets over the next five years, beginning with the Baker Heights neighborhood. It will look to expand its access to non-federal housing resources, and to define its role in meeting the city of Everett's affordable housing needs as projected under the Growth Management Act and Snohomish County's H0 5 Report.

Over the next five years EHA will aim to achieve 100% Voucher and budget utilization annually, allocating the maximum 20 percent of Project-based Vouchers within the overall Housing Choice Voucher program budget authority. It will implement program policies and procedures that maximize



monetary resources in the administration of its subsidized housing programs. EHA will also seek maximum flexibility from federal regulations and statutes in order to reduce program costs and meet local housing needs and priorities, including via the Moving to Work Demonstration, or a successor program. EHA will continue to develop partnerships with local non-profits and agencies that provide quality supportive services to low-income and vulnerable populations, either within the context of EHA's programs, or via referral to another agency's programs.

**Total Number of Units**

	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
# of units vouchers available		29		3,633	834	2,038	87	14	305
#of accessible units			19						

*\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition*  
Data Source: EHA, HASCO

**Table 6**

**Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in the approved Public Housing Agency Plan**

EHA owns and manages a total of 1,210 units within the city limits of Everett, with several developments that supply 640 public housing units serving extremely low income families, elderly, and people with disabilities. All units meet HUD requirements under the Uniform Physical Condition Standards protocol.

**Public Housing Condition**

**Data Source: EHA**

**Describe the restoration and revitalization needs of public housing units in the jurisdiction:**

The Baker Heights neighborhood (Public Housing), 244 units of attached one story buildings located in North Everett, is considered non-viable. HUD will not fund renovation of these units, having determined that it would be more cost effective to construct replacement housing. EHA has submitted a demolition/disposition Section 18 application to HUD, and is awaiting a response in order to determine how to proceed.

EHA has overseen interior and/or exterior renovations at many of its developments, as a way to improve residents' quality of life. Funding for these renovations, approximately \$22 million in bonds and private financing, has come through the strategic use of HUD's Rental Assistance Demonstration program.

**Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:**

In addition to renovating its developments, EHA strives to improve the living environment of its housing program participants through supportive services, delivered both in-house and externally. EHA's Resident Services Department provides service coordination that aims to remove barriers to economic independence and promote higher quality living among our residents. Areas of focus include financial education, setting and attaining employment and education goals, and addressing mental and physical health issues. We also provide an academic enrichment program for school-age residents. EHA has also developed partnerships with local non-profits and agencies that help us raise our resident's quality of life. This coordinated effort helps our clientele to be successful tenants of subsidized housing, and also provides a means for them to break the cycle of poverty.

**Discussion:**

The Everett Housing Authority provides a critical role in the affordable housing supply in Everett. Their properties are well managed and in good condition. They will continue to seek federal funding to improve its housing stock and improve the living environment of its residents.

**Homeless Facilities and Services**

**Introduction**

Everett has several programs and facilities that provide emergency shelter and transitional housing. Emergency shelter offers a safe, secure, time limited place for individuals and families to reside while they prepare to move into permanent housing. Transitional housing is longer term housing than emergency shelter with varying degrees of support services. Transitional housing and emergency shelter units typically receive ongoing funding like permanent subsidized units, but differ as tenants must leave after a certain time period or goal is reached. There are 92 transitional housing units and 334 shelter spaces in Everett. There are an additional 46 transitional units that are counted as permanent units as they are funded through the Section 8 Project Based Voucher program for the homeless, and residents will receive a Housing Choice Voucher upon leaving transitional housing.

**Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons**

Access to mainstream resources is a critical step for persons experiencing homelessness to achieve greater self-sufficiency. In 2003, Snohomish County's Homeless Policy Task Force adopted the Housing First model which emphasizes re-housing homeless people as soon as possible and providing housing assistance and follow-up case management to help them maintain housing. In 2014 the Everett Community Streets Initiative Task Force was convened to better understand street level social issues and identify potential short and long term actions for the community to address those issues. The task force recommended policies in six different categories to, amongst other things, provide more and enhanced services to street populations, provide more housing and shelters, and improve inter-agency coordination and communication.

Agencies servicing the homeless population in Everett currently provide a wide array of services to prevent homelessness and provide support services for those that are homeless such as basic needs of food, showers, clothing, as well as helping to obtain counseling, mental health counseling, health and dental services, dispute resolution, case management, substance abuse recovery assistance, transportation, financial planning, parenting training, childcare, independent living skills, connections to GED completion and financial aid, employment readiness training, and job placement.

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

A wide range of public and nonprofit agencies provide services and facilitates that help meet the needs of homeless persons.

Domestic Violence Services of Snohomish County provides 52 emergency shelter beds and twenty units of housing in partnership with the EHA as well as a 24 hour crisis line, support groups, case management, legal advocacy, children's programming, and Community Education Program.

Everett Gospel Mission provides emergency dormitory beds as well as food, showers, clothing, referrals to counseling, transportation, employment readiness training, resume preparation, job search and placement, independent living skills, addiction recovery program, health/dental clinic, training in conflict resolution, arts and crafts, storytelling, and art therapy for children.

Volunteers of America provides emergency shelter hotel/motel vouchers as well as case management, housing advocacy, food, clothing, furniture donations, financial planning, training in effective parenting, referral to childcare, employment and medical services, employment programming for people with learning disabilities, and dispute resolution center for tenants and landlords.

Salvation Army provides vouchers to motels as well as food, hygiene packs, dental services, prescriptions, transportation vouchers, crisis counseling, eviction prevention, permanent housing referrals, move-in/ relocation assistance, utility vouchers, training programs in budgeting, and employment readiness.

Interfaith Association of Snohomish County provides shelter beds as well as food, clothing, case management, Children's Emergency Assistance Program, emergency funds, training in effective parenting, financial planning, and a tutor program for school-age children.

Housing Hope provides emergency and transitional beds, transitional housing for youth, transitional or permanent housing for families with children and permanent beds for single adults as well as food and household supplies, emergency funds, case management, counseling, childcare, career planning/job placement, adult/child health clinics, donated furniture /household goods, anger management, independent living skills training, staff supported resident councils at all sites, and homeownership readiness training/placement.

Life Changes Ministry provides transitional housing for single adults and clean and sober housing for single men as well as case management, outpatient treatment, addiction classes, anger management, youth groups, meals, free laundry and showers for the homeless, free beauty salon, meals, child care, Queen for the Day and King for the Day programs, and employment training.

YWCA provides motel vouchers and emergency housing unit beds, domestic violence transitional housing and transitional housing as well as food, furniture, clothing, school supplies, working women's wardrobe, case management, financial assistance for rent and utilities, money management skills, mental health counseling, legal clinic, employment readiness, support groups, parenting, nutrition, and domestic violence awareness classes.

Cocoon House provides emergency and transitional beds as well as food, clothing, counseling, case-management, family reconciliation, referrals to drug, alcohol and mental health counseling, hygiene, independent living, certified on-site high school, Teen Advocate Prevention and Intervention Program, job training, truancy/drop-out intervention, and outreach in public schools.

Friends of Youth provides transitional beds as well as case management, crisis, long-term and family counseling, support groups, referrals for mental illness and chemical dependency treatment, personal health care training, STD, HIV prevention, independent living skills, job placement, linkage to Operation Improvement for work experience, job search/retention, referrals to schools, GED completion, financial aid, scholarships, grants for college, and homelessness prevention.

## **Special Needs Facilities and Services**

### **Introduction**

Special needs populations include, but are not limited to, elderly persons, people with disabilities, persons with HIV/AIDS, survivors of domestic violence, and people with behavioral health disorders. There is a variety of government, nonprofit, and private service providers in Everett that help provide for their special needs.

**Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

Each of the identified special needs populations have both housing and service needs. The type of specialized housing is dependent on the type of disability. Housing may be specialized in terms of physical modifications, sleeping accommodations, organizational structure, security monitoring, and staffing with applicable supportive services. Supportive housing needs include the following:

- Affordable, safe, accessible and appropriate housing
- Creative home adaptive modifications that allow residents to remain in their homes as they age and/or physical conditions change
- Home maintenance assistance
- Medical and other professional or personal care and assistance
- Outreach to health service systems

Convenient affordable transportation at varied times

**Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

Senior Services of Snohomish County (SSSC) historically has had housing developments in the Everett area that provide for the elderly. They are getting out of the housing business and the EHA has purchased several of these units. SSSC and the Snohomish County Division of Long Term Care and Aging provide a wide range of services including an information and referral line, transportation services, and in-home nutrition. The EHA has housing specifically for the elderly, units for the elderly or disabled, Section 8 vouchers, as well as providing the Hope Options program which provides intercession and case management services to seniors with mental health or behavioral issues who are at risk of losing their housing. Additional senior services are available to Everett seniors through the Everett Senior Activity Center, Catholic Community Services, and Volunteer Chore Service.

There are accessible units available in all newer multifamily developments of four, or more, units. In addition, EHA and SSSC have housing developments with units reserved for people with physical disabilities. The disAbility Resource Center offers a range of services including information and referral, independent living skills training, peer support skills training, self and system advocacy training, and ADA access consulting. Other agencies such as Catholic Community Services' Volunteer Chore Services, Transportation, and Long Term Care provide services to the disabled, and the City of Everett's CHIP Program provides funding to income-eligible households for home accessibility modifications.

Compass Health owns housing units, some of which have supervised residential treatment programs, to serve their mental health clients. They administer Plus Care vouchers which are used within the City of Everett, and offer a number of mental health services, including counseling, inpatient treatment, an employment support program for the chronically mentally ill, and a drop-in center that has been very successful in assisting the homeless mentally ill with treatment, housing, obtaining income subsidies, and job training. Catholic Community Services also offers mental health counseling services on a sliding fee scale. There is also a well-coordinated crisis services system in Snohomish County with Volunteers of America's crisis line, Snohomish County Human Services Division's involuntary treatment program, and Compass Health's voluntary crisis assistance program to assist persons with mental illness.

Everett Housing Authority Bridge Creek Apartments is the only housing project specifically dedicated to those with developmental disabilities. The Division of Developmental Disabilities provides, or funds agencies to provide, a wide range of services. On its web page the Division has a resource guide describing services provided by over 180 agencies including advocacy, assistive technology, education, employment services, housing and living resources, and recreational opportunities.

In Everett, there are not many housing options for people in recovery from chemical dependence. Catholic Community Services has project-based voucher units at the Family Tree Apartments for chemically dependent women with children. Evergreen Manor also has limited housing for the chemically dependent. Most of the available housing is privately run clean and sober houses for people coming out of treatment. Walnut Group is the largest provider of this type of housing in Everett. Evergreen Manor also provides detoxification treatment and follow-up residential and outpatient recovery services. Catholic Community Services, Snohomish Health District and Compass Health (through its subsidiary FOCUS) offer substance abuse treatment counseling.

Catholic Community Services and Snohomish Health District offer and/or coordinate a range of HIV/AIDS-related treatment and services in Snohomish County. Catholic Community Services also administers the Housing Opportunities for Persons with AIDS tenant-based rental subsidies available in Snohomish County, as well as transitional units.

Domestic Violence Services of Snohomish County has emergency shelter beds and transitional housing beds in Everett. In addition to this housing, the Snohomish County Center for Battered Women offers a 24-hour crisis hotline, programs for children, legal advocacy, and support groups.

**Specify the activities that the jurisdiction plans to undertake the next year to address the housing and supportive needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals.**

The City of Everett will provide limited funding to support the provision of basic needs services to low-income residents through the CDBG and HOME programs.

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals**

The City will provide limited funding to support the provision of basic needs services to low-income residents through the CDBG and HOME programs.

## **Barriers to Affordable Housing**

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

Public policies may serve as a barrier to affordable housing. Policies that might have a negative effect include tax policies, land use controls, zoning ordinances, building codes, development fees and charges, growth limits and policies that affect the return on residential investment.

The State's taxation system, that does not tax personal income, creates a strong reliance on other forms of taxation such as sales tax, real property tax, and special fees and assessments. Local governments have limited discretion regarding this system, and as a result, little ability to change the system to remove any barriers to affordable housing.

One option provided by the State to local governments is the multiple-unit dwellings property tax exemption. (Chapter 84.14 RCW) This provision allows for special valuations for residential development and provides an extra four year incentive (12 years vs. 8 years) if the development includes an affordable housing component.

Washington State's property tax system also limits the increase in property taxes collected to no more than 1% per year plus new construction. As needs or costs increase, the ability to pay for those needs is diminished.

The City of Everett must work within the framework of state planning and building requirements. The Growth Management Act (GMA) requires the City to plan for a variety of housing needs within the community, as well as planning for employment, public facilities and services. GMA also requires planning to protect critical areas, such as wetlands, geologic hazard areas, fish and wildlife habitat, and floodplains.

The City of Everett, like many municipalities, charges development impact fees on new development. Fees are charged for schools, fire, and traffic. Until 2012, Washington State allowed waiver of impact fees for affordable housing only when the fees were paid from public funds other than impact fee accounts. In 2012, Washington State amended the law (EHB 1398.SL) that allows governments to grant either a partial exemption of not more than 80% of impact fees, or provide a full waiver where the remaining 20% are paid from public funds other than impact fee accounts. School districts that receive school impact fees must approve any exemption for their fees.





## Non-Housing Community Development Assets

### Introduction

Everett is Snohomish County's largest city and the County seat. The City is designated as a Metropolitan City by the Puget Sound Regional Council (PSRC) and central city area, downtown and vicinity, as a Regional Growth Center.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	351	94	1	0	-1
Arts, Entertainment, Accommodations	4,046	4,526	11	6	-5
Construction	2,278	2,095	6	3	-3
Education and Health Care Services	5,820	12,015	16	16	0
Finance, Insurance, and Real Estate	2,077	2,519	6	3	-3
Information	1,386	1,684	4	2	-2
Manufacturing	7,731	34,528	21	47	26
Other Services	2,373	2,644	7	4	-3
Professional, Scientific, Management Services	2,837	3,013	8	4	-4
Public Administration	0	0	0	0	0
Retail Trade	4,866	6,653	13	9	-4
Transportation and Warehousing	858	1,505	2	2	0
Wholesale Trade	1,648	2,268	5	3	-2
Total	36,271	73,544	--	--	--

**Table 5 - Business Activity**

**Data Source:** 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

## Labor Force

Total Population in the Civilian Labor Force	53,348
Civilian Employed Population 16 years and over	47,821
Unemployment Rate	10.36
Unemployment Rate for Ages 16-24	29.39
Unemployment Rate for Ages 25-65	6.96

**Table 6 - Labor Force**

Data Source: 2007-2011 ACS

Occupations by Sector		Number of People
Management, business and financial	9,350	
Farming, fisheries and forestry occupations	2,232	
Service	6,322	
Sales and office	11,670	
Construction, extraction, maintenance and repair	6,334	
Production, transportation and material moving	3,556	

**Table 7 – Occupations by Sector**

Data Source: 2007-2011 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	30,357	66%
30-59 Minutes	11,891	26%

Travel Time	Number	Percentage
60 or More Minutes	4,057	9%
<b>Total</b>	<b>46,305</b>	<b>100%</b>

**Table 8 - Travel Time**

Data Source: 2007-2011 ACS

## Education:

### Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	4,409	689	2,203
High school graduate (includes equivalency)	10,651	1,059	3,796
Some college or Associate's degree	14,817	1,730	5,057
Bachelor's degree or higher	9,324	479	1,613

**Table 9 - Educational Attainment by Employment Status**

Data Source: 2007-2011 ACS

### Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	287	915	624	813	892
9th to 12th grade, no diploma	2,164	1,771	1,474	1,718	1,009
High school graduate, GED, or alternative	4,727	4,368	4,051	7,338	3,104
Some college, no degree	3,564	5,264	3,958	6,612	2,488
Associate's degree	762	1,876	1,373	3,066	607
Bachelor's degree	680	2,512	1,912	4,570	1,362
Graduate or professional degree	23	869	514	1,286	553

**Table 10 - Educational Attainment by Age**

Data Source: 2007-2011 ACS

#### Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	25,952
High school graduate (includes equivalency)	30,997
Some college or Associate's degree	35,094
Bachelor's degree	51,947
Graduate or professional degree	64,603

**Table 11 – Median Earnings in the Past 12 Months**

Data Source: 2007-2011 ACS

#### Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Although the City of Everett's economy has been diversifying and growing, manufacturing and specifically the aerospace industry are by far the largest employment sector with 45% of the jobs. Everett is the largest manufacturing cluster in the state, and Snohomish and King Counties make up the largest aerospace cluster in the nation. Following manufacturing, the largest employment sectors for the City of Everett are education and health care services; retail; arts, entertainment and accommodations; and professional, scientific, and management services. Health care and education which make up 16% of the jobs, have been experiencing significant growth with expansion of the Providence Regional Medical Center Everett and associated clinics; and expansion of facilities at Everett Community College, the growth of the branch campus of Washington State University, and the private Trinity Lutheran College in downtown Everett.

#### Describe the workforce and infrastructure needs of the business community:

The city's workforce is dominated by sales and office workers and professionals in the management, business and financial sector, with these two classifications making up over 53% of occupations by sectors. Service workers and construction, extraction and maintenance and repair workers make up another 32.1% of the workforce.

Transportation is one of the key infrastructure needs of the business community and the community as a whole. While the need goes well beyond Everett and Snohomish County and is regional in nature, a transportation system that provides for the efficient movement of people, freight and goods, is key to the continued economic health of the community. Education is another workforce need. In the increasingly technology driven workplace, there is an expanding need for post-K-12 and post-graduate education in the fields of science, technology, engineering and mathematics (STEM).

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

Major projects are underway throughout the City. A second new hotel is under construction in the downtown. The first, a Hampton Inn opened in 2014. Also over 360 residential units in two projects are currently under construction in the downtown. Included in one of these mixed use projects is a year-round Farmer's Market. A major redevelopment of a longtime brownfield site adjacent to the Snohomish River southeast of the city center is about to begin construction of 235 units of single family housing, 190 townhouse units, which will be followed by up to one million square feet of commercial space. Waterfront Place Central, a mixed-use planned development by the Port of Everett was recently approved by the City Council, and is anticipated to begin construction in 2016.

The Boeing plant is expanding for the new 777X assembly and Carbon Fiber Wing fabrication and assembly, and several aerospace suppliers have recently decided to locate facilities and provide family wage jobs. In the planning and permitting stages is a 95,000 square foot academic building proposed by Washington State University (WSU), increasing their presence and educational programs at the University Center on the Everett Community College (EvCC) Campus and scheduled to start construction in July 2015.

**How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

The 2007-2011 American Community Survey (ACS) Data, which was gathered during the height of the recession, indicates an overall unemployment rate of 10.36%. The unemployment rate for the 16-24 year age bracket was much higher at 29.39%. Contrasting that the unemployment rate for workers 25-65 year age group was 6.96%.

ACS Data also indicates that educational attainment correlates well with Occupations by Sector and unemployment rates. For example, 22.7 % of the workforce has a bachelor's degree or higher and 23.7% of the workforce is employed in the management, business and financial sector. Of

those with a bachelor's degree in the workforce the unemployment rate was also lowest at 4.9%. For workers with a high school education and those with some college or an associate's degree, which make up the greatest percentage of the workforce, 65.4%, the unemployment rate was considerably higher at 9.9%. The data for educational attainment further correlates well with median annual earnings, which ranges from a high of \$64,603 for those workers with advanced and professional degrees to \$25,952 for workers who have less than a high school education.

Although the statistics would indicate that educational attainment matches well with employment, and it does with current employees; shortages of trained professionals in the area and the need for more local higher education opportunities, has been well-documented for the continuously more technical workplace, and for replacements for baby boomers expected retirement and leaving the workforce.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

Work Source Everett/Snohomish County, in conjunction with the state Employment Security Department, is a place where job and career seekers can find assistance in one place. A joint venture with a broad range of social service, educational and trades organizations; it has training programs aimed at a number of specific populations.

For some time the City has worked for the siting of a four-year university in the community, and that is coming to fruition with the advent of a branch campus to Washington State University (WSU) in North Everett which operates conjunction with the Everett University Center, that also coordinates degrees from Western Washington University (WWU) and Central Washington University(CWU). Co-locating and operating with and sharing the campus of EvCC; WSU began with offering of engineering degrees and an emphasis of STEM programs. Vocational and technological programming is emphasized at the Sno-Isle Skills Center, EvCC and the Applied Technology Center in SW Everett.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

Yes.

The Puget Sound Regional Council's (PSRC) Regional Economic Strategy for the Central Puget Sound Region includes Everett and Snohomish County. In the Regional Economic Strategy there are the following goals:

Ensure residents have access to family wage jobs, and employers have access to world-class employees.

Foster a regional business climate that supports new high quality investment and job creation.

Harness the entrepreneurship and technology innovation assets in the region.

Advance the region's infrastructure to meet the demands of a globally connected modern economy.

Ensure a healthy and beautiful environment, vibrant and thriving communities and a high quality of life for all the region's residents.

The Economic Alliance of Snohomish County (EASC), a local Economic Development Agency, is also involved in advocating and implementing economic initiatives for Snohomish County, Everett and other cities, business interests and service organizations in the county as well as supporting and advocating the regional initiatives. The strategies for EASC in their 5-year Work Plan include the following:

Industry and Resource Development-Actions will focus on business retention/expansion, business attraction and regional marketing, and identification of county resource issues which support the prior two activities.

Business Retention and Attraction-Provide support that assists the growth of Snohomish county companies and high-wage primary jobs.

Business Attraction-Identify and recruit companies from outside the state with expansion/relocation projects.

Resource Development-Focus on selected resource projects that enhance retention/expansion and attraction/marketing strategies. Coordinate efforts with Advocacy business line.

Small Business and Community Development-Focuses on connecting small businesses with the resources they need to grow jobs. Also provides venues for business and community interaction.

Small Business Development



## Community Development

Advocacy-Develops, implements and coordinates strategies to influence policy decisions acquire resources and raise awareness at the local, state and federal levels around issues critical to the sustained competitiveness of our region.

## Management of Regional Policy Issues

## Education and Workforce

## Transportation Infrastructure

## **Discussion**

The City will continue to collaborate and support PSRC and EASC on the economic development initiatives described above; and to address workforce, education, transportation and infrastructure needs in our community and the region. CDBG funds will continue to be targeted at those most needy in our community, addressing low income housing, homelessness, human and social services.

## **Needs and Market Analysis Discussion**

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

Reviewing CHAS data through the HUD CPD mapping portal does not reveal discernable patterns showing concentrations of multiple housing problems. Problems appear to be random across census tracts; however, high percentages of housing problems overall do coincide with higher percentages of renter occupancies in census tract 407, census tract 416.06, and census tract 419.05. "Concentrated is defined as 51% or greater.

Cost burden is the highest prevalence of housing problems experienced. Small families and elderly have highest prevalence of cost burden at greater than 30% of their income. Small families and elderly also have highest prevalence of cost burden at greater than 50% income.

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

In census tracts 402, 407, and 415, there are higher concentrations of Blacks within the demographic makeup at 7.81%, 9.29% and 7.11% respectively. In census tracts 419.03, 418.05, 416.05, 412.01, there are higher concentrations of Asians within the demographic makeup at 16.95%, 20.91% 16.45% and 17.08% respectively. In census tracts 418.06, 419.04 there are higher concentrations of Hispanics in the demographic makeup at 24.28% and 34.23% respectively. In census tracts 402, 407, 417.01, there are a higher concentration of low income households that have at least one housing problem at 40.66%, 50.54% and 53.64% respectively. "Concentrated" is defined as having a higher proportion than the City as a whole.

### **What are the characteristics of the market in these areas/neighborhoods?**

Increased concentrations of racial or ethnic populations are frequently not due to steering by real estate or lending agents, but rather to the preferences of those populations to live in areas with family, friends, and other similar support systems within their neighborhood. However, these areas in general have higher concentrations of renter occupancy and cost burdened households.

### **Are there any community assets in these areas/neighborhoods?**

<p style="margin: 0in 0in 10pt;"><font face="Calibri" size="3">There is a greater percentage of low-income housing developments near census tracts 419.05 and 407 providing some relief for low income households who may otherwise experience severe housing cost burden. Census tract 419.05 lies at the southern juncture between the City and the County, and is serviced in the immediate area by a rapid bus

transit system, is planned to be serviced by light rail in the next 20 years, and is within close proximity by bus, bike or walking to community health services and public library. Census tract 407 includes part of downtown and the Everett Station; a focal point for local commerce, employment, recreation, health services, and an area that has great potential to draw more visitors due to its close proximity for redevelopment plans along the riverfront and the harbor.

### **Are there other strategic opportunities in any of these areas?**

The Everett Downtown Plan presents many strategic opportunities that are outlined in the goals and objectives. Key elements of the plan are to construct regional facilities and attractions, foster inviting and strengthened neighborhoods connecting them to downtown, and attract additional retail services and business activity to serve the growing residential population. The plan directs the achievement of these elements by increasing residential density downtown, fostering a thriving retail district, supporting a growing employment center, creating active plazas, open spaces and recreational facilities, supporting a vibrant arts and entertainment center, improving a safe, efficient and attractive multimodal transportation network, providing attractive, safe and walkable streetscapes, enhancing a strong sense of identity, and stabilizing surrounding neighborhoods.

Residential developments in both the downtown-Everett station area and portions of the Evergreen Way corridor, including parts of the Holly and Cascade View neighborhoods, are able to utilize the multifamily housing property tax exemption which will expand affordable housing opportunities. These segments of the Evergreen Way corridor also have density bonus incentives to developments that include permanent affordable housing.

Partnerships with local colleges could offer strategic opportunities for workforce development programs and for jail and prison re-entry programs that result in reduced recidivism and improved housing stability for ex-offenders.

## Strategic Plan

***SP-10 Geographic Priorities - 91.415, 91.215(a)(1)***

**Geographic Area**

**Table 12 - Geographic Priority Areas**

<b>1</b>	<b>Area Name:</b>	Census Tract 402.00
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	This neighborhood is generally bordered by Broadway on the west, the Snohomish River on the east, and 19th Street on the south.
	<b>Include specific housing and commercial characteristics of this target area.</b>	83.33% of the households in this area are at or below 80% of median income, the lowest income census tract in the City of Everett and Snohomish County. The largest concentration of Everett Housing Authority housing is located in census tract 402.00. The tract includes some of the land owned by the Everett Community College and the College Center, which is administered by Washington State University. The Denny Youth Center, a juvenile detention center, is located in this tract. Henry M. Jackson park is in this tract.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	This neighborhood is represented by two members of the City's Citizens Advisory Committee for Housing and Community Development. Comments received from the Everett Housing Authority Resident Advisory Board spoke about needs of young families in this area.
	<b>Identify the needs in this target area.</b>	<p align="left">Census Tracts 402.00 has the highest concentration of persons living below the poverty threshold (41.8%).</p>
	<b>What are the opportunities for improvement in this target area?</b>	The College Center is being developed by the State of Washington, to be run by Washington State University, in this census tract.

	<b>Are there barriers to improvement in this target area?</b>	<p align="LEFT">Barriers are described in the section that describes barriers to affordable housing.</p>
<b>2</b>	<b>Area Name:</b>	Census Tract 405.00
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	The borders of census tract 405.00 are generally Pine Street on the west, the Snohomish River on the east, 19th street on the north, and Pacific Avenue on the South.
	<b>Include specific housing and commercial characteristics of this target area.</b>	59.1% of the households in this area are at or below 80% of median income. Garfield Park is located here. This Census tract includes residential, commercial, and heavy industrial zoning.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	Residents of this census tract responded to the City's CDBG RFP for improvements to Garfield Park. The Citizens Advisory Committee recommended to City Council to approve CDBG funds for the Garfield Park project.
	<b>Identify the needs in this target area.</b>	This is one of the oldest neighborhoods in the City of Everett. Sidewalks, utilities, parks, and housing are all in need of updating.
<b>3</b>	<b>What are the opportunities for improvement in this target area?</b>	This area has an organized and active community organization which is always looking for ways to find funding to improve and increase the amenities in the neighborhood.
	<b>Are there barriers to improvement in this target area?</b>	<p align="LEFT">Barriers are described in the section that describes barriers to affordable housing.</p>
	<b>Area Name:</b>	City of Everett
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	

	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	Everett City Limits
	<b>Include specific housing and commercial characteristics of this target area.</b>	See needs assessment and housing market analysis sections.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	Extent of eligible geographic area for the City's CDBG grants.
	<b>Identify the needs in this target area.</b>	See needs assessment section.
	<b>What are the opportunities for improvement in this target area?</b>	See Strategic Plan Goals.
	<b>Are there barriers to improvement in this target area?</b>	See Barriers to Affordable Housing section.
4	<b>Area Name:</b>	Census Tract 407.00
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	The boundaries of Census Tract 407.00 are irregular. The west border is split between Grand Avenue, Rockefeller Avenue, and McDougall Avenue. The farthest east is the Snohomish River, the north border is generally 26th Street, the south border is split between 35th and 41st Streets.

	<b>Include specific housing and commercial characteristics of this target area.</b>	This tract has a mix of residential and housing. Included in Census Tract 407.00 are: Everett Station, Everett Gospel Mission, Everett Memorial Stadium, and The Everett School District offices. Also included in this tract are several non-profits serving low-income people: Compass Health, YWCA, Hope Works, as well as others. Both the Everett Housing Authority and the Housing Authority of Snohomish County house people in this Census Tract. This Census Tract is 67.6% low-moderate income.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	The City received comments from residents of both the Everett and Snohomish County Housing Authorities.
	<b>Identify the needs in this target area.</b>	The residential part of this neighborhood is quite old and in need of infrastructure improvements, parks and sidewalks in particular. The transportation hub of Snohomish County is within walking distance of most of the housing.
	<b>What are the opportunities for improvement in this target area?</b>	Sidewalk, traffic calming and park improvements are improvements that have been identified by resident surveys.  Broadway intersects this census tract. There is opportunity for redevelopment along this major corridor.
	<b>Are there barriers to improvement in this target area?</b>	Inadequate funding is one barrier, other barriers are described in the Barriers to affordable section of this plan.
5	<b>Area Name:</b>	Census Tract 419.03
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	



	<b>Identify the neighborhood boundaries for this target area.</b>	Census Tract 419.03 is bordered on the north by the Boeing Freeway, on the south by 100th Street SW, on the east by Sharon Drive and 6th Avenue W, and on the west by Airport Road.
	<b>Include specific housing and commercial characteristics of this target area.</b>	In Census Tract 419.03 68.2% of the households are low-moderate income. Much of the housing is low-income subsidized. This tract contains Walter E. Hall Golf Course and Park, and Kasch Park. There are social service agencies: Boys and Girls Club, ChildStrive, Hand in Hand, and others providing services in this area.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	The agencies providing services in this tract responded to the City Consolidated Plan Survey.
	<b>Identify the needs in this target area.</b>	This area has need for a full range of social services, as well as recreational needs for youth.
	<b>What are the opportunities for improvement in this target area?</b>	Working with social service agencies to benefit the low-income people living in this area.
	<b>Are there barriers to improvement in this target area?</b>	Inadequate funding is one barrier, other barriers are described in the Barriers to affordable section of this plan.
6	<b>Area Name:</b>	Census Tract 419.04
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	Census Tract 419.04 is bordered on the north by the Boeing Freeway, on the south by 100th Street SW, on the west by Sharon Drive and 6th Avenue W, and on the east by Evergreen Way.

<b>Include specific housing and commercial characteristics of this target area.</b>	In Census Tract 419.03 74% of the households are low-moderate income. There are social service agencies: Boys and Girls Club, ChildStrive, Hand in Hand, and others providing services in this area. Evergreen Way is a major corridor which borders this tract.
<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	The agencies providing services in this tract responded to the City Consolidated Plan Survey.
<b>Identify the needs in this target area.</b>	This area has need for a full range of social services, as well as recreational needs for youth.
<b>What are the opportunities for improvement in this target area?</b>	Working with social service agencies to benefit the low-income people living in this area.
<b>Are there barriers to improvement in this target area?</b>	Inadequate funding is one barrier, other barriers are described in the Barriers to affordable section of this plan.

### **General Allocation Priorities**

Describe the basis for allocating investments geographically within the state

Expand geographic housing choice for low- and moderate-income households. Limit development of new subsidized rental housing (does not apply to the redevelopment or replacement of existing subsidized rental units) such that subsidized housing represents no more than 20% of rental housing units in each census tract of the City. Discourage the development of new subsidized rental housing in any areas where such housing is already concentrated above 20%.



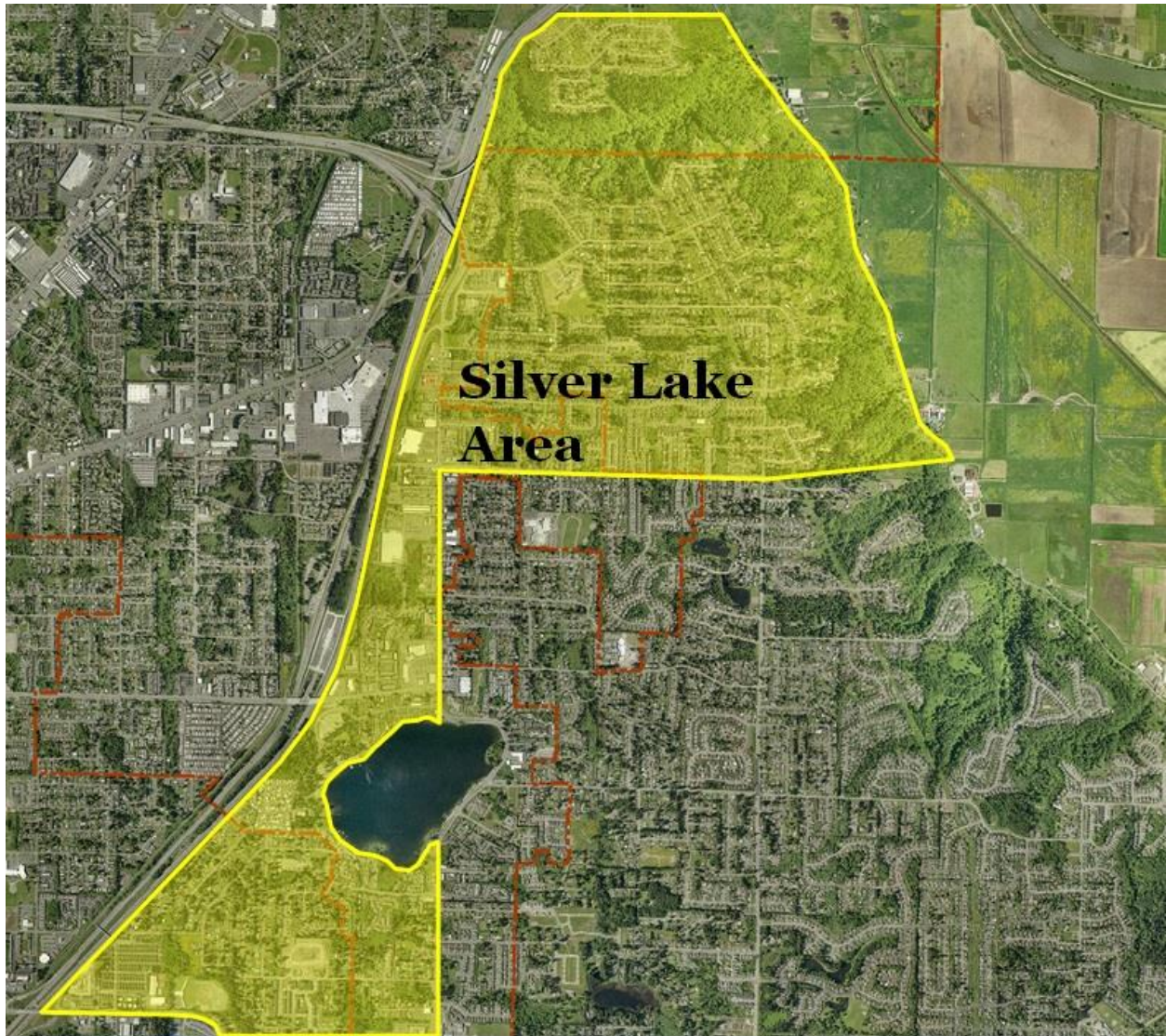
**Northeast Everett**





**Central Everett**





**Silver Lake Area**





**Casino Road Area**

## Priority Needs

### Priority Needs

**Table 13 – Priority Needs Summary**

<b>1</b>	<b>Priority Need Name</b>	Housing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	<b>Geographic Areas Affected</b>	City of Everett Census Tract 402.00 Census Tract 405.00 Census Tract 407.00 Census Tract 419.03 Census Tract 419.04
	<b>Associated Goals</b>	Create a range of affordable housing choices
	<b>Description</b>	The low-income housing needs of Everett residents span the range from homelessness to the inability to purchase a first home. Investment of public and private resources is needed to maintain, rehabilitate, and expand housing choices all along a continuum from emergency shelter and transitional housing to housing rehabilitation and affordable permanent rental housing and homeownership.

	<b>Basis for Relative Priority</b>	
2	<b>Priority Need Name</b>	Public Services
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	<b>Geographic Areas Affected</b>	City of Everett
	<b>Associated Goals</b>	Public service needs of low-income/special needs
	<b>Description</b>	The City has historically taken a supportive role related to the public services delivery system and funds a broad range of public service programs.



	<b>Basis for Relative Priority</b>	
<b>3</b>	<b>Priority Need Name</b>	Capital Improvements
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	<b>Geographic Areas Affected</b>	City of Everett
	<b>Associated Goals</b>	Improve neighborhoods and living conditions
	<b>Description</b>	Non-housing capital investment needs are related to the development or rehabilitation of facilities for programs (i.e., human service, recreational, health care, etc.) that serve low- and moderate-income people and to the public facilities needs of lower-income neighborhoods.
	<b>Basis for Relative Priority</b>	

### Narrative (Optional)

The level of need in a community is always greater than the limited resources available to help meet those needs. In earlier sections of this Consolidated Plan, information has been presented that helps compare the types and levels of need within our community to support setting priorities, goals and strategies.

The City uses these priorities and goals to form the basis for determining what types of housing and community development programs the City will fund over the next five years. The City has identified the following general priorities (not in order) amongst different activities and needs.

## Anticipated Resources

### Introduction

### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	834,904	250,000	50,000	1,134,904	4,339,616	

**Table 14 - Anticipated Resources**

## Institutional Delivery Structure

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
EVERETT	Government	Economic Development Homelessness Non-homeless special needs Planning Public Housing neighborhood improvements public facilities public services	Jurisdiction
Everett Housing Authority	PHA	Homelessness Public Housing Rental	
SNOHOMISH COUNTY	Government	Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	

**Table 15 - Institutional Delivery Structure**  
**Assess of Strengths and Gaps in the Institutional Delivery System**

The institutional delivery system for housing and community development needs is strong. Partner agencies have a good track record in providing excellent services that are well coordinated. Gaps are less related to the delivery system than to resources to meet the needs in the community.

## Goals

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
<b>1</b>	Create a range of affordable housing choices	2015	2019	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	City of Everett	Housing		Rental units rehabilitated: 48 Household Housing Unit  Homeowner Housing Rehabilitated: 500 Household Housing Unit  Direct Financial Assistance to Homebuyers: 15 Households Assisted
<b>2</b>	Dispersion of low-moderate income housing	2015	2019	Affordable Housing Public Housing Homeless	City of Everett			Other: 0 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Public service needs of low-income/special needs	2015	2019	Non-Homeless Special Needs	City of Everett Census Tract 402.00 Census Tract 405.00 Census Tract 407.00 Census Tract 419.03 Census Tract 419.04	Public Services		Public service activities other than Low/Moderate Income Housing Benefit: 4000 Persons Assisted  Public service activities for Low/Moderate Income Housing Benefit: 1000 Households Assisted
4	Improve neighborhoods and living conditions	2015	2019	Non-Homeless Special Needs Non-Housing Community Development	City of Everett Census Tract 402.00 Census Tract 405.00 Census Tract 407.00 Census Tract 419.03 Census Tract 419.04	Capital Improvements		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5000 Persons Assisted

**Table 16 – Goals Summary**

## Goal Descriptions

1	<b>Goal Name</b>	Create a range of affordable housing choices
	<b>Goal Description</b>	Create a range of affordable housing choices for current and future residents of Everett including the rehabilitation of existing homes for low-income homeowners. Through policies, regulations, and investment of public funds address the housing needs of low- and moderate-income households, particularly those with special needs and those who are homeless or at risk of becoming homeless.
2	<b>Goal Name</b>	Dispersion of low-moderate income housing
	<b>Goal Description</b>	Expand geographic housing choice for low- and moderate-income households. Limit development of new subsidized rental housing (does not apply to the redevelopment or replacement of existing subsidized rental units) such that subsidized housing represents no more than 20% of rental housing units in each census tract of the City. Discourage the development of new subsidized rental housing in any areas where such housing is already concentrated.
3	<b>Goal Name</b>	Public service needs of low-income/special needs
	<b>Goal Description</b>	Address the human service needs of Everett's low-income and special needs populations by supporting programs that target basic needs, enhance quality of life, and encourage self-sufficiency.
4	<b>Goal Name</b>	Improve neighborhoods and living conditions
	<b>Goal Description</b>	Build attractive neighborhoods and improve living conditions for low-income residents by investing in community facilities and in public infrastructure for recreation; transportation and accessibility; safety; and neighborhood interaction.

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

The City of Everett will allocate CDBG funding to acquire or rehabilitate/minor home repair an estimated 500 affordable housing units during the five-year period of this Strategic Plan. The housing would be provided to the following income targets:

- Extremely low-income (285 units)
- Very Low-income (175 units)

- Low-income (40 units)

It is estimated that 23% of the funding would be allocated to rental housing units, of which 30% would go to extremely low-income, 65% to very low-income households, and 5% to low-income households.

Assistance for homeowners would account for 77% of funding, of which 50% would go to extremely low-income, 40% to very low-income households, and 10% to low-income households.

The above numbers are based on limited information and non-scientific estimating.



## **Lead-based Paint Hazards**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

To address the minor risk of exposure to lead, the City requires that all CDBG-assisted capital projects involving the renovation of public facilities or housing comply with state and federal laws regulating the identification and handling of lead-based paint.

### **How are the actions listed above integrated into housing policies and procedures?**

Prior to each CHIP client obtaining a loan for renovation activities, information is provided to make Owners aware of the hazardous effects of lead based paint. A copy of 'The lead-safe certified guide to Renovate Right' brochure is provided to each client, and a statement is signed to acknowledge the receipt of review of the information.

CHIP maintains a list of approved/screened licensed, bonded, and insured General Contractors. CHIP advises all approved contractors to obtain and maintain both firm and worker certifications to handle lead based paint activities. Only those Contractors that maintain proper certifications are allowed to bid on projects that contain lead based paint activities.

When lead based paint is discovered at any particular residence, the project repair specifications outline the areas of concern and notice is given to the Contractor that proper remediation procedures are necessary.

The lead paint remediation work is completed in connection with the other renovations activities, however protective measures are taken to isolate the remediation areas from the other work being completed, until the work has passed a clearance inspection.

Compliance with required procedure is verified by the environmental company hired to complete the lead paint clearance inspections. The environmental company also requires current copies of Firm and Worker Certifications to be provided for each project completed, and the certifications of all involved in the remediation are included in the inspection report.

In connection with lead based paint clearance inspections, the final release of funds is withheld until the clearance inspection results show that the work has passed minimum threshold requirements.

The above procedure is used in all City of Everett projects as required.

## **Anti-Poverty Strategy**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

Poverty is the result of a set of complex factors related to the ability to work, the ability to find work, and the ability to prepare for the work force. Generally speaking, the City has no control over the factors that result in people living in poverty. Job creation and job training programs are developed and implemented at the state and federal level. With the limited resources that are available, the City's role is one of providing resources to the institutions and programs trying to mitigate the impacts of poverty on people's lives and help people who are striving for self-sufficiency. Safety net programs like Social Security, Housing Assistance, Food Stamps, etc. are funded by the federal and state governments and the City of Everett does the best it can with limited resources to assist those in need.

The City uses CDBG funds and general revenues to support a variety of social service programs serving extremely low- and very low-income residents. These programs provide assistance to families, the elderly, people living with disabilities, and homeless people. They assist with basic needs like food, shelter, and health care, as well as case management, counseling, and childcare. They help families in crisis and victims of domestic violence and child abuse. A report of the Brookings Institution notes that low-income households are able to stretch their financial resources further when some of their needs (i.e., food, transportation, child care) are met through publicly funded human service programs.

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

As with all of the listed goals, programs and policies in this Plan, the City continues to coordinate with all jurisdictional, regional and statewide organizations and agencies through a regular communication process. Expanding and preserving affordable housing opportunities will reduce the housing cost burden of households living in poverty. Therefore, a portion of the disposable income may be used to pursue other educational or career goals, as well as for other daily necessities.

## Monitoring

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

The City's CDBG program is monitored and audited by HUD and the State under the Single Audit Act on an as need basis based on risk assessments. This audit verifies that the City meets all statutory requirements and that information reported is correct and complete.

The City of Everett staff, funded with CDBG funds, are responsible for monitoring CDBG program sub-recipients. The City staff monitors sub-recipients as needed to ensure all regulatory requirements are met and that the information reported is complete and accurate.

Sub-recipients are also monitored from written reports submitted by the sub-recipient to the City. Monitoring of the CDBG program is consistent with program regulations. Monitoring consists of both desk and on-site reviews.

The City also conducts monitoring of its CDBG activities. CDBG monitoring depends on the activity. Construction or acquisition projects will be monitored as they progress in order to ensure compliance with specific federal requirements, including Davis-Bacon, Section 3, NEPA, and Uniform Relocation and Acquisition requirements.

## Expected Resources

### Expected Resources

#### Introduction

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	834,904	250,000	50,000	1,134,904	4,339,616	

**Table 17 - Expected Resources – Priority Table**

## Annual Goals and Objectives

### Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Create a range of affordable housing choices	2015	2019	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	City of Everett Census Tract 402.00 Census Tract 405.00 Census Tract 407.00 Census Tract 419.03 Census Tract 419.04	Housing	CDBG: \$378,226	Homeowner Housing Added: 1 Household Housing Unit Homeowner Housing Rehabilitated: 110 Household Housing Unit Housing for Homeless added: 5 Household Housing Unit
2	Dispersion of low-moderate income housing	2015	2019	Affordable Housing Public Housing Homeless	City of Everett	Housing	CDBG: \$0	Other: 0 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Public service needs of low-income/special needs	2015	2019	Non-Homeless Special Needs	City of Everett Census Tract 402.00 Census Tract 405.00 Census Tract 407.00 Census Tract 419.03 Census Tract 419.04	Public Services	CDBG: \$125,561	Public service activities other than Low/Moderate Income Housing Benefit: 5000 Persons Assisted
4	Improve neighborhoods and living conditions	2015	2019	Non-Homeless Special Needs Non-Housing Community Development	City of Everett Census Tract 402.00 Census Tract 405.00 Census Tract 419.03 Census Tract 419.04	Capital Improvements	CDBG: \$164,462	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3000 Persons Assisted

**Table 18 – Goals Summary**

## Goal Descriptions

<b>1</b>	<b>Goal Name</b>	Create a range of affordable housing choices
	<b>Goal Description</b>	Improve existing homes of low and moderate income home owners to allow them to continue in their homes ad not be homeless. Expand the opportunities for housing for low-income renters, including those without houing and are living on the street. Expand opprotunities for first time hownowners.
<b>2</b>	<b>Goal Name</b>	Dispersion of low-moderate income housing
	<b>Goal Description</b>	This goal limits the development of new subsidized rental housing (does not apply to the redevelopment or replacement of existing subsidized rental units) such that subsidized housing represents no more than 20% of rental housing units in each census tract of the City.
<b>3</b>	<b>Goal Name</b>	Public service needs of low-income/special needs
	<b>Goal Description</b>	Focus public service funding to those in greatest need and with basic needs.
<b>4</b>	<b>Goal Name</b>	Improve neighborhoods and living conditions
	<b>Goal Description</b>	Build attractive neighborhoods and improve living conditions for low-income residents by investing in community facilities and in public infrastructure.

## Projects

### Introduction

The Action Plan provides funding being allocated among projects in these program areas (percentages estimated):

- Public services - 15%
- Public facilities - 22%
- Housing - 53%
- Administration - 20%

Public Services and Administration will not exceed the given percentages.

#	Project Name
1	Program Administration
2	ARC - Independent Living/Housing Support
3	Community Health Center - Adult Dental Care
4	Assistance League - Operation School Bell
5	Catholic Community Services - Volunteer Transportation
6	Snohomish County Legal Services - Housing Justice Project
7	VOA - Rental Housing Mediation Service
8	Senior Services - Peer Counseling
9	Senior Services - Housing Social Services
10	Hand in Hand - Village Impact Project
11	Housing Hope - College of Hope
12	Senior Services - Meals on Wheels
13	ChildStrive - Early Learning Groups
14	Everett YMCA - Child Care Subsidy
15	Everett - Rental Housing Project
16	Senior Services - Minor Home Repair
17	Riverside Neighborhood - Garfield Park Improvements
18	Boys and Girls Clubs - Clubhouse Improvements
19	Community Housing Improvement Program
20	Cocoon House - WayOUT Project
21	Habitat for Humanity Acquisition

**Table 19 – Project Information**



**Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

Allocation priorities are based on the needs and market analysis identified in the Consolidated Plan, along with requests from housing and nonprofit agencies for funding assistance.

## Project Summary

### Project Summary Information

1	<b>Project Name</b>	Program Administration
	<b>Target Area</b>	City of Everett Census Tract 402.00 Census Tract 405.00 Census Tract 407.00 Census Tract 419.03 Census Tract 419.04
	<b>Goals Supported</b>	Create a range of affordable housing choices Dispersion of low-moderate income housing Public service needs of low-income/special needs
	<b>Needs Addressed</b>	Housing Public Services Capital Improvements
	<b>Funding</b>	CDBG: \$166,980
	<b>Description</b>	Administer Everett's CDBG Program
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	

<b>2</b>	<b>Project Name</b>	ARC - Independent Living/Housing Support
	<b>Target Area</b>	City of Everett
	<b>Goals Supported</b>	Public service needs of low-income/special needs
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$10,500
	<b>Description</b>	This program provides developmentally disabled people with a connection to social services and housing with a goal of independent living.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	60 individuals with developmental disabilities will retain safe and affordable housing within the City of Everett.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	ARC will provide comprehensive support; information, resources, education and housing referrals to enable persons living with developmental disabilities live independently.
<b>3</b>	<b>Project Name</b>	Community Health Center - Adult Dental Care
	<b>Target Area</b>	City of Everett
	<b>Goals Supported</b>	Public service needs of low-income/special needs
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$15,000
	<b>Description</b>	The Community Health Center will subsidize dental services for low-income adults facing extreme access barriers to dental care.
	<b>Target Date</b>	6/30/2016

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	37 people will have an average of tow dental office visits.
	<b>Location Description</b>	Services will be provided at two locations: 1424 Broadway and 1019 112th Street SW.
	<b>Planned Activities</b>	Each patient will be evaluated individually and generally receive two office visits and will have at least one procedure done (filling, extraction, etc.)
<b>4</b>	<b>Project Name</b>	Assistance League - Operation School Bell
	<b>Target Area</b>	City of Everett
	<b>Goals Supported</b>	Public service needs of low-income/special needs
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$12,500
	<b>Description</b>	This project will provide clothing to low-income school children.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The Assistance League will provide clothing, shoes and hygiene supplies to 119 school children from low-income families.
	<b>Location Description</b>	These services will for the most part be provided at 5107 Evergreen Way. Some services will be provided at a local big box store.
	<b>Planned Activities</b>	Children will be brought to the Operation School Bell location where they will go shopping. The clothing they select is all new and is purchased in bulk by the volunteers at the Assistance League.
<b>5</b>	<b>Project Name</b>	Catholic Community Services - Volunteer Transportation
	<b>Target Area</b>	City of Everett
	<b>Goals Supported</b>	Public service needs of low-income/special needs
	<b>Needs Addressed</b>	Public Services

	<b>Funding</b>	CDBG: \$3,000
	<b>Description</b>	This program enables seniors and adults living with disabilities to continue to live independently by providing door-to-door transport services.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	40 seniors and adults with disabilities will receive transportation.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Volunteers are dispatched from Catholic Community Services to eligible client's location and transported to and from: medical appointments, grocery shopping, etc.
6	<b>Project Name</b>	Snohomish County Legal Services - Housing Justice Project
	<b>Target Area</b>	City of Everett
	<b>Goals Supported</b>	Public service needs of low-income/special needs
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$8,000
	<b>Description</b>	SCLS provides legal services at eviction hearings.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	22 low-income Everett residents will be provided legal services at eviction hearings.
	<b>Location Description</b>	These services are provided at the Snohomish County Courthouse.
	<b>Planned Activities</b>	HJP attorneys will assess whether an eviction is wrongful or procedurally flawed. Based on the assessment HJP attorneys may represent the client in court and/or work with the landlord to resolve issues.

7	<b>Project Name</b>	VOA - Rental Housing Mediation Service
	<b>Target Area</b>	City of Everett
	<b>Goals Supported</b>	Public service needs of low-income/special needs
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$11,000
	<b>Description</b>	RHMS provides fair housing counseling along with: information, education, assistance, conciliation, legal referrals, mediations, facilitation, and outreach services.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	450 residents of the city of Everett will receive RHMS services.
	<b>Location Description</b>	2801 Lombard, Everett, WA 98201
	<b>Planned Activities</b>	RHMS will provide fair housing counseling along with: information, education, assistance, conciliation, legal referrals, mediations, facilitation, and outreach services.
8	<b>Project Name</b>	Senior Services - Peer Counseling
	<b>Target Area</b>	City of Everett
	<b>Goals Supported</b>	Public service needs of low-income/special needs
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$2,500
	<b>Description</b>	This program utilizes trained and supervised senior volunteers to provide supportive counseling to seniors facing difficult life challenges.
	<b>Target Date</b>	

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Counseling will be provided for 12 seniors.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	This program utilizes trained and supervised senior volunteers to provide supportive counseling to seniors facing difficult life challenges.
<b>9</b>	<b>Project Name</b>	Senior Services - Housing Social Services
	<b>Target Area</b>	City of Everett
	<b>Goals Supported</b>	Public service needs of low-income/special needs
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	HSS provides on-site coordination of services for adults age 55 and over who live in affordable senior housing.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	240 residents of affordable senior housing will receive service coordination.
	<b>Location Description</b>	1115 Rainier Avenue, 1131 Rainier Avenue, 1123 Rainier Avenue, 10809 16th Avenue SE, 10915 16th Ave SE, 11109 16th Avenue SE.
	<b>Planned Activities</b>	HSS Staff support and help residents maintain or improve their physical, social, financial, and emotional wellbeing.
<b>10</b>	<b>Project Name</b>	Hand in Hand - Village Impact Project
	<b>Target Area</b>	Census Tract 419.03 Census Tract 419.04

	<b>Goals Supported</b>	Public service needs of low-income/special needs
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$2,500
	<b>Description</b>	This program will educate and equip 8 leaders to be the point of contact for their neighbors in crisis.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	62 low-income people will be served.
	<b>Location Description</b>	14 E. Casino Road, Everett, 98208
	<b>Planned Activities</b>	Provide emergency basic needs for people living in the Casino Road area.
11	<b>Project Name</b>	Housing Hope - College of Hope
	<b>Target Area</b>	City of Everett
	<b>Goals Supported</b>	Public service needs of low-income/special needs
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$12,000
	<b>Description</b>	The College of Hope provides courses designed to help adults gain the knowledge and competencies necessary to achieve and maintain long-term housing, employment and self-sufficiency.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	110 low-income people will attend courses provided by the College of Hope.
	<b>Location Description</b>	5830 Evergreen Way, Everett, WA 98203



	<b>Planned Activities</b>	The College of Hope will provide courses designed to help adults gain the knowledge and competencies necessary to achieve and maintain long-term housing, employment and self-sufficiency.
<b>12</b>	<b>Project Name</b>	Senior Services - Meals on Wheels
	<b>Target Area</b>	City of Everett
	<b>Goals Supported</b>	Public service needs of low-income/special needs
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$12,000
	<b>Description</b>	Meals on Wheels provides meals to homebound seniors.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	20 individuals will be served 2277 meals.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Meals on Wheels provides meals to homebound seniors.
<b>13</b>	<b>Project Name</b>	ChildStrive - Early Learning Groups
	<b>Target Area</b>	City of Everett Census Tract 419.03 Census Tract 419.04
	<b>Goals Supported</b>	Public service needs of low-income/special needs
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$2,500
	<b>Description</b>	The community based learning groups give many children in Everett the opportunity to participate in programs and activities that promote their development.

	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	25 children from low-income families will receive these services.
	<b>Location Description</b>	14 E. Casino Road, Everett, WA 98208
	<b>Planned Activities</b>	Community based early learning groups provide weekly drop-in play groups that follow the Kaleidoscope curriculum.
<b>14</b>	<b>Project Name</b>	Everett YMCA - Child Care Subsidy
	<b>Target Area</b>	City of Everett
	<b>Goals Supported</b>	Public service needs of low-income/special needs
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$8,000
	<b>Description</b>	The YMCA will provide daycare services to low-income families.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	40 low-income families will be provided childcare services.
	<b>Location Description</b>	2720 Rockefeller Avenue, Everett, WA 98201
	<b>Planned Activities</b>	The YMCA will provide daycare services to low-income families.
<b>15</b>	<b>Project Name</b>	Everett - Rental Housing Project
	<b>Target Area</b>	City of Everett
	<b>Goals Supported</b>	Create a range of affordable housing choices Dispersion of low-moderate income housing

	<b>Needs Addressed</b>	Housing
	<b>Funding</b>	CDBG: \$121,950
	<b>Description</b>	This project will work with a non-profit to develop short term and/or long term housing targeted to those who are homeless.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will house up to 20 individuals.
	<b>Location Description</b>	Undetermined
	<b>Planned Activities</b>	This project will work with a non-profit to develop short term and/or long term housing targeted to those who are homeless.
16	<b>Project Name</b>	Senior Services - Minor Home Repair
	<b>Target Area</b>	City of Everett
	<b>Goals Supported</b>	Create a range of affordable housing choices
	<b>Needs Addressed</b>	Housing
	<b>Funding</b>	CDBG: \$101,276
	<b>Description</b>	MHP provides health and safety related repairs that low-income senior homeowners would otherwise not be able to afford.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	110 low-income senior households will receive minor home repairs.
	<b>Location Description</b>	Citywide

	<b>Planned Activities</b>	Minor Home Repair will provide health and safety related repairs that low-income senior homeowners would otherwise not be able to afford.
<b>17</b>	<b>Project Name</b>	Riverside Neighborhood - Garfield Park Improvements
	<b>Target Area</b>	Census Tract 405.00
	<b>Goals Supported</b>	Improve neighborhoods and living conditions
	<b>Needs Addressed</b>	Capital Improvements
	<b>Funding</b>	CDBG: \$152,500
	<b>Description</b>	Replace seven aging wood picnic shelters with seven metal shelters of a similar design and three benches in Garfield Park.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The is an Area benefit in Census Tract 405.00
	<b>Location Description</b>	23rd and Walnut Street, Everett WA 98201
	<b>Planned Activities</b>	Replace seven aging wood picnic shelters with seven metal shelters of a similar design and three benches in Garfield Park.
<b>18</b>	<b>Project Name</b>	Boys and Girls Clubs - Clubhouse Improvements
	<b>Target Area</b>	Census Tract 402.00 Census Tract 419.03 Census Tract 419.04
	<b>Goals Supported</b>	Improve neighborhoods and living conditions
	<b>Needs Addressed</b>	Capital Improvements
	<b>Funding</b>	CDBG: \$11,962
	<b>Description</b>	Improvements to the North Everett and South Everett/Casino Road Clubs.

	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>19</b>	<b>Project Name</b>	Community Housing Improvement Program
	<b>Target Area</b>	City of Everett
	<b>Goals Supported</b>	Create a range of affordable housing choices
	<b>Needs Addressed</b>	Housing
	<b>Funding</b>	CDBG: \$100,000
	<b>Description</b>	CHIP provides home rehabilitation for low-income homeowners in Everett.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	15 homes will be rehabilitated combined with other funding.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	These funds, as well as program income from prior years will be used to rehabilitate homes in the City of Everett.
<b>20</b>	<b>Project Name</b>	Cocoon House - WayOUT Project
	<b>Target Area</b>	City of Everett
	<b>Goals Supported</b>	Public service needs of low-income/special needs
	<b>Needs Addressed</b>	Public Services

<b>Funding</b>	CDBG: \$15,736
<b>Description</b>	WayOUT is an evidence based 13 hour seminar serving low-risk youth offenders, at-risk youth, and their parents/caretakers in an effort to prevent recidivism in the legal system and other risk-taking behaviors while increasing supportive relationships between youth and parents/caretakers.
<b>Target Date</b>	6/30/2016
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	<p>110 Low-income families will a 13-hour intensive behavioral seminar, offered in either weekend or evening sessions, attended by both the teen and their parent/caretaker. The seminar consists of five interactive sessions and team-building exercises that focus on</p> <ul style="list-style-type: none"> <li>• Adolescent development</li> <li>• Impact of family history on parenting</li> <li>• Effective parenting techniques</li> <li>• Teen life skills development in decision making</li> <li>• Effective communication</li> <li>• Asset Development</li> <li>• Goal Setting</li> <li>• Conflict resolution</li> <li>• Family bonding</li> <li>• Empathy building between parents and teens</li> <li>• Community resources to support family stability</li> </ul> <p>Through the WayOUT program, at-risk teens and their parents/caretakers are supported to "repair and rebuild" their relationship and to work together to build healthy life skills and effective communication.</p>
<b>Location Description</b>	Citywide

	<b>Planned Activities</b>	
<b>21</b>	<b>Project Name</b>	Habitat for Humaity Acquisition
	<b>Target Area</b>	City of Everett
	<b>Goals Supported</b>	Create a range of affordable housing choices
	<b>Needs Addressed</b>	Housing
	<b>Funding</b>	CDBG: \$55,000
	<b>Description</b>	Acquisition of a vacant lot in downtown Everett for Habitat for Humanity of Snohomish County to construct single family residence for a low-income family. Habitat for Humanity will target home buyers with income of 25% to 50% of area median household income.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Habitat for Humanity will target home buyers with income of 25% to 50% of area median household income.
	<b>Location Description</b>	The City of Everett.
	<b>Planned Activities</b>	Acquisition of a vacant lot.

## Geographic Distribution

**Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

18% of CDBG funds will directed to public facility improvements in Census Tract 405 in the form of park improvements at Garfield Park. The remaining funds will not be directed to any target area.

## Geographic Distribution

Target Area	Percentage of Funds
City of Everett	82
Census Tract 402.00	
Census Tract 405.00	18

**Table 20 - Geographic Distribution**

## Rationale for the priorities for allocating investments geographically

The funds targeted to Census Tract 405 was as a result of a response to the City's request for proposals. The Riverside Neighborhood organization, of which Census Tract is part of, proposed park improvements in Garfield Park.